

# NEWINGTON TOWN PLAN AND ZONING COMMISSION

**Monday, November 21, 2011**

**Town Hall, Conference Room L101, Lower Level**  
*\*Enter at "Government Center" door near Dispatch Office*  
**131 Cedar Street, Newington, CT 06111**  
**7:00 p.m.**

## **A G E N D A**

### **I. ROLL CALL**

### **II. PUBLIC HEARINGS**

- A. Petition 32-11 – 256 New Britain Avenue, Bel-Air Manor, Dr. Robert Sbriglio owner, Bianca Signs, Inc. 99 Newington Avenue New Britain, CT 06051 applicant, request for Special Exception Section 6.2.4 Ground Sign B-Business Zone District. Continued from November 9, 2011.

### **III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)**

### **IV. MINUTES**

November 9, 2011 - Regular Meeting

### **V. COMMUNICATIONS AND REPORTS**

### **VI. NEW BUSINESS**

- A. Petition 33-11 – 2385 Berlin Turnpike Puerto Villarta Restaurant LLC owner and applicant, contact Juan Carlos Rodriguez, 2385 Berlin Turnpike Newington, CT 06111, request for site plan modification parking expansion and waiver landscape buffer, Berlin Turnpike Business Zone, B-BT District. Continued from November 9, 2011.
- B. Balf Company – 2011 Site Plan Status Report and 2011-2013 Statement of Quarry Operations, contact Mr. Frank Lane, Director of Real Estate & Environmental Compliance, Tilcon Connecticut, Inc., 1 Forest Road, North Branford, CT 06471-1023

C. Petition 69-06 – 68-80 Maple Hill Avenue 8 Lot Subdivision known as “Greenes Way” Approved April 25, 2007, Five (5) Year Expiration Date April 25, 2012, Donna DiMauro owner request for the following:

- a. Extension of time for completion Section 7.5 Subdivision Regulations and Section 8-26(c) CT General Statutes.
- b. Waiver of sidewalks along north side of residential access street, Section 3.11 Subdivision Regulations.
- c. Request of street name change to “Packard’s Way, Section 3.6.11 Subdivision Regulations.

**VII. OLD BUSINESS**

NONE

**VIII. PETITIONS FOR SCHEDULING (TPZ December 14, 2011 and January 11 , 2011)**

- A. Petition 34-11 – Request for Zone Regulation amendment to add Section 3.15.8 Crematories regulated by Special Exception. Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111. Referral to Capitol Region Council of Governments required for inter-town advisory review. Schedule for public hearing December 14, 2011.
- B. Petition 35-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for Special Exception for crematorium use at 151 Kitts Lane, Berlin Turnpike Business Zone, B-BT District. Schedule for Public Hearing December 14, 2011.
- C. Petition 36-11 – 151 Kitts Lane, Nutmeg State Crematorium, LLC applicant, represented by Attorney Vincent F. Sabatini One Market Square, Newington, CT 06111, request for site plan modification for crematorium use, Berlin Turnpike Business Zone, B-BT District. Schedule for presentation December 14, 2011.

**IX. REMARKS BY COMMISSIONERS**

**X. STAFF REPORT**

**XI. PUBLIC PARTICIPATION**

(For items not listed on agenda)

**XII. CLOSING REMARKS BY CHAIRMAN**

**XIII. ADJOURNMENT**

Submitted,

Edmund J. Meehan, Town Planner